

# BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHWEST QUARTER OF  
SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
EDEN, WEBER COUNTY, UTAH

NORTHWEST CORNER OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
FOUND BRASS CAP MONUMENT

BENCHMARK  
WEBER COUNTY MONUMENT WC-44  
ELEVATION: 4966.92'

CALTON, ALISON B  
LOT 4  
PARCEL NO. 22-158-0004

FOUND T-POST

10" PUBLIC UTILITY AND  
DRAINAGE EASEMENT

LOT 7

OVERALL AREA  
0.978± ACRES

LOT 6

VALLEY JUNCTION PROPERTIES LLC  
LOT 5  
PARCEL NO. 22-158-0005

FOUND REBAR AND CAP  
STAMPED "LANDMARK PLS 167594"  
ELEVATION: 4970.09'

POWER  
ENCLOSURE

BURIED POWER LINE

FOUND REBAR AND CAP  
STAMPED "LANDMARK PLS 167594"

IRRIGATION  
CONNECTION  
FOR PUMP

NERSON'S PLACE SUBDIVISION  
NERSON FAMILY INVESTMENTS  
LOT 1  
PARCEL NO. 22-046-0075

BURIED IRRIGATION LINE

16.5" IRRIGATION EASEMENT

NOT SET  
DUE TO IRRIGATION LINE

10" PUBLIC UTILITY AND  
DRAINAGE EASEMENT

2" NATURAL GAS LINE

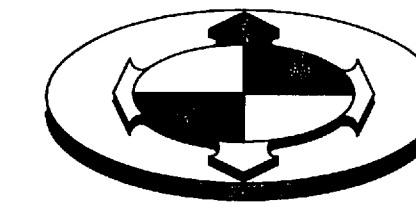
10" PUBLIC UTILITY AND  
DRAINAGE EASEMENT

2550 NORTH STREET  
(PUBLIC STREET)

ROLLED GUTTER (TYP)

10" WATER LINE

NORTH



GRAPHIC SCALE



(IN FEET)  
1 inch = 30ft.

## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9061091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH; THAT I HAVE MADE A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY; THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES;



## DEED DESCRIPTIONS:

LOTS 6 AND 7, VALLEY JUNCTION SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDERS OFFICE.

## NARRATIVE OF BOUNDARY:

**SCOPE**  
BENCHMARK ENGINEERING AND LAND SURVEYING, LLC WAS RETAINED BY WES STONEHOCKER, OF RIDGELINE DESIGN ARCHITECTS, TO PERFORM A BOUNDARY SURVEY AS SHOWN HEREON PRIOR TO DEVELOPMENT OF THE PROPERTY.

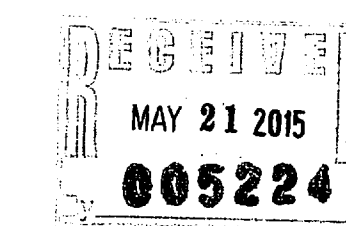
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°22'55" WEST BETWEEN THE MONUMENTS FOUND MARKING THE NORTHWEST AND SOUTHWEST CORNERS OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

**LIST OF REFERENCED DOCUMENTS**  
R1) VALLEY JUNCTION SUBDIVISION PHASE 1, ON FILE WITH THE OFFICE OF THE WEBER COUNTY RECORDER  
R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, LLC, DATED FEBRUARY 9, 2015, ORDER NUMBER 363-5685035 AMENDMENT NO. 1.

**BENCHMARK**  
DESCRIPTION: WEBER COUNTY MONUMENT WC-44  
ELEVATION: 4966.92'

## LEGEND:

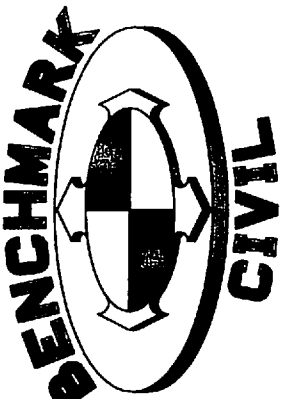
- ◆ SECTION CORNER & LINE (FOUND)
- ADJACENT PL or LOT LINES
- - - RIGHT-OF-WAY LINE
- PROPERTY LINE
- SET PROPERTY CORNER (PLAT NOTED)
- - - EASEMENT



PROJECT NO.	1502028
DATE	03/08/2015
SCALE	AS SHOWN
BY	KMD
CHECKED BY	BAL
DATE	03/08/2015
PROJECT	VALLEY JUNCTION SUBDIVISION PHASE 1
SCALE	AS SHOWN
BY	KMD
CHECKED BY	BAL
DATE	03/08/2015
PROJECT	VALLEY JUNCTION SUBDIVISION PHASE 1

SCALE: MEASURES 1/4" ON PLAT SIZE SHEETS  
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK ENGINEERING & LAND SURVEYING**  
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com



**RIDGELINE DESIGN**  
4930 AND 4938 EAST 2550 NORTH  
EDEN, UTAH

**BOUNDARY AND TOPOGRAPHIC SURVEY**

SVBT.01  
1 OF 1